

SEMINOLE COUNTY GOVERNMENT AGENDA MEMORANDUM

SUBJECT: Resolution Accepting a Quitclaim Deed from the State of Florida Department of Transportation Transferring Access Easements Used to Construct State Road 417.

DEPARTMENT: Public Works

DIVISION: Engineering

AUTHORIZED BY: Gary Johnson

CONTACT: Fred Pearson III

EXT: 5711

MOTION/RECOMMENDATION:

Adopt a Resolution accepting a Quitclaim Deed from the State of Florida Department of Transportation transferring access easements used to construct State Road 417.

District 5 Brenda Carey

Jerry McCollum

BACKGROUND:

The State of Florida Department of Transportation (FDOT) acquired rights-of-way within the Seminole County-maintained road system in conjunction with the construction of State Road 417. Representatives from FDOT have determined that these access easements used to construct State Road 417 are not needed for State highway purposes and have executed the attached Quitclaim Deed transferring access easements for the lands identified by the State of Florida Department of Transportation as Parcel Numbers 800, 801, 802, 803, 804, 805, 806, 807, 808 and 809 as delineated in Section 97770-2302 of the State Road 417 Right-of-Way Map.

STAFF RECOMMENDATION:

Staff recommends the Board adopt the Resolution accepting a Quitclaim Deed from the State of Florida Department of Transportation transferring access easements used to construct State Road 417.

ATTACHMENTS:

1. Location Map
2. Resolution
3. Quitclaim Deed-Access Esmt-FDOT Parcel No. 800-809-SR 417

Additionally Reviewed By:

☒ County Attorney Review (Matthew Minter)

Location Map

FDOT Easements

4



RESOLUTION

**THE FOLLOWING RESOLUTION WAS ADOPTED AT THE
REGULAR MEETING OF THE BOARD OF COUNTY
COMMISSIONERS OF SEMINOLE COUNTY, FLORIDA, ON
THE 12th DAY OF FEBRUARY, 2008.**

WHEREAS, the State of Florida, Department of Transportation acquired portions of rights-of-way within the Seminole County Maintained Road System that were severed by the construction of State Road 417; and

WHEREAS, the State of Florida Department of Transportation acquired additional rights-of-way to facilitate the construction of cul-de-sacs at the terminus of said severed County Maintained Roads; and

WHEREAS, it has been determined by the Board of County Commissioners of Seminole County that a necessity exists to acquire said rights-of-way and improvements to the Seminole County Maintained Road System; and

WHEREAS, the State of Florida, Department of Transportation has determined that these rights-of-way and cul-de-sacs are not needed for State Highway purposes; and

WHEREAS, these lands are identified by the State of Florida Department of Transportation as Parcel Numbers 800, 801, 802, 803, 804, 805, 806, 807, 808 and 809 as delineated in State Road 417 Right-of-Way Map in Section 97770-2302; and

WHEREAS, the Seminole County Board of County Commissioners has agreed to acquire these rights-of-way and improvements to be included within the Seminole County Maintained Road System; and

NOW THEREFORE, BE IT RESOLVED that the Board of County Commissioners of Seminole County, Florida, hereby accepts the accompanying Quitclaim Deed, given by the State of Florida Department of Transportation, conveying to Seminole County the land described therein.

BE IT FURTHER RESOLVED that the aforementioned Quitclaim Deed be recorded in the Public Records of Seminole County, Florida.

ADOPTED THIS 12th DAY OF February, 2008.

**BOARD OF COUNTY COMMISSIONERS
SEMINOLE COUNTY**

ATTEST:

Brenda Carey, Chairman

**MARYANNE MORSE, Clerk to the
Board of County Commissioners in
and for Seminole County, Florida.**

Prepared under the direction of:
Charles F. Barcus
Program Manager II/Right-of-Way
1-8-2008

This instrument prepared under the
supervision of Kathy Lamb-Flynn, Attorney
Florida Department of Transportation
Florida Turnpike Enterprise
Milepost 263, Florida's Turnpike
(Building 5315, Turkey Lake Service Plaza)
P.O. Box 613069
Ocoee, FL 34761

FP No.: 190708-1
WP No.: 5157510
Section: 97770-2302
Parcels: 800-809
County: Seminole

QUITCLAIM DEED

THIS QUITCLAIM DEED is made this 5th day of DECEMBER, 2007, by the STATE OF FLORIDA, DEPARTMENT OF TRANSPORTATION, whose post office address is Turnpike Headquarters, P.O. Box 613069, Milepost 263, Florida's Turnpike, Building 5315, Ocoee, Florida 34761, hereinafter "Grantor," to SEMINOLE COUNTY, a political subdivision of the State of Florida, whose address is Seminole County Services Building, 1101 East First Street, Sanford, Florida 32771, hereinafter "Grantee."

WITNESSETH

WHEREAS, the Access Easement hereinafter described was acquired by the Grantor for state highway purposes and is no longer needed; and

WHEREAS, the Grantee owns fee simple title in the underlying land.

NOW THEREFORE, in consideration of the sum of One Dollar in hand paid by the Grantee, and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, the Grantor does hereby remise, release, and forever quitclaim to the Grantee all of Grantor's right, title, and interest in and to that Access Easement described in the attached Exhibit "A".

TO HAVE AND TO HOLD the said Access Easement described in Exhibit "A", together with all appurtenances thereto, unto the Grantee and its successors and assigns forever.

IN WITNESS WHEREOF, the State of Florida, Department of Transportation, has caused these presents to be signed by its duly authorized officer, its Executive Director of Florida Turnpike Enterprise, and its seal hereunto affixed, attested by its Executive Secretary, in the date first above written.

Signed, sealed and
delivered in our presence
as witnesses:

Shannon Sapp
Signature

Shannon Sapp
Print or Type Name

Sandra Wilde
Signature

Sandra Wilde
Print or Type Name

STATE OF FLORIDA,
DEPARTMENT OF TRANSPORTATION

James L. Ely
By: James L. Ely, Executive Director
Florida Turnpike Enterprise

Attest: Elizabeth M. Decker
Elizabeth Decker, Executive Secretary
Florida's Turnpike Enterprise

Legal Review: Kathy Lamb-Flynn
Kathy Lamb-Flynn

STATE OF FLORIDA
COUNTY OF ORANGE

The foregoing instrument was acknowledged before me this 5th day of DECEMBER, 2007, by James L. Ely, as Executive Director of the State of Florida Department of Transportation, Florida Turnpike Enterprise, who is personally known to me, and who did acknowledge before me that he executed the foregoing instrument on behalf of the State of Florida Department of Transportation, for the purposes therein expressed.

Notary Public:

Elizabeth M. Decker

Print, Stamp, or Type Name: _____

My commission expires: _____

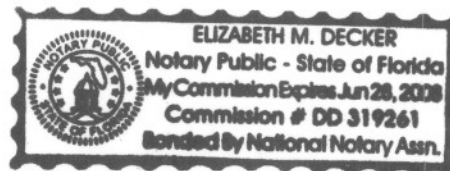


EXHIBIT "A"

Prepared by: J. M. Joiner
October 9, 2007

Parcels 800-809
Section 77310-2302
State Road No. 417
County: Seminole

ACCESS EASEMENT

A permanent 50 feet access easement with irregularly shaped cul-de-sac at the northerly terminus thereof lying in the Northwest $\frac{1}{4}$ of Section 9, and in the Southwest $\frac{1}{4}$ of Section 4, Township 21 South, Range 31 East, Seminole County, Florida, being those certain parcels as shown on State Road 417 RIGHT-OF-WAY MAP, Sheets 5 and 6 of 9, Section 97770-2302, and being more specifically itemized as follows:

Parcel 800 (in section 9), Parcels 801, 802, 803, 804, 805, 806, and 807 (as shown on sheet 5 of 9), together with Parcels 804, 805, 806, 807 (as shown on Sheet 6 of 9), Parcel 808 (having two distinct parts as shown on sheet 6 of 9), together with Parcel 809, (as shown on Sheet 6 of 9).

County:
Interest:

Seminole
Access Easement

DISC: EASTERN BELTWAY

88045.10

PARCEL 800

A 50.00 FOOT WIDE ACCESS EASEMENT LYING IN THAT PART OF THE NORTHWEST 1/4 OF THE NORTHWEST 1/4 SECTION 9, TOWNSHIP 21 SOUTH, RANGE 31 EAST, SEMINOLE COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT A 2" IRON PIPE MARKING THE NORTHWEST CORNER OF THE NORTHWEST 1/4 OF SAID SECTION 9; THENCE RUN NORTH $89^{\circ}38'03''$ EAST ALONG THE NORTH LINE OF THE NORTHWEST 1/4 OF SAID SECTION 9 A DISTANCE OF 804.12 FEET FOR A POINT OF BEGINNING; THENCE CONTINUE NORTH $89^{\circ}38'03''$ EAST ALONG SAID NORTH LINE A DISTANCE OF 50.68 FEET TO A POINT ON CURVE CONCAVE WESTERLY HAVING A RADIUS OF 15198.87 FEET AND A CHORD BEARING OF SOUTH $09^{\circ}35'06''$ EAST; THENCE DEPARTING SAID NORTH LINE RUN SOUTHERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF $00^{\circ}24'17''$ A DISTANCE OF 107.36 FEET; THENCE DEPARTING SAID CURVE RUN SOUTH $08^{\circ}27'06''$ EAST A DISTANCE OF 238.23 FEET TO A POINT ON THE WEST LINE OF THE EAST 450.00 FEET OF NORTHWEST 1/4 OF THE NORTHWEST 1/4 OF SAID SECTION 9; THENCE RUN SOUTH $01^{\circ}18'04''$ EAST ALONG SAID WEST LINE A DISTANCE OF 4.24 FEET TO THE SOUTHWEST CORNER OF THE EAST 450.00 FEET OF THE NORTH 346.05 FEET OF THE NORTHWEST 1/4 OF THE NORTHWEST 1/4 OF SAID SECTION 9; THENCE RUN NORTH $89^{\circ}38'03''$ EAST ALONG THE SOUTH LINE OF THE NORTH 346.05 FEET OF THE NORTHWEST 1/4 OF THE NORTHWEST 1/4 OF SAID SECTION 9 A DISTANCE OF 0.53 FEET; THENCE DEPARTING SAID SOUTH LINE RUN SOUTH $08^{\circ}27'06''$ EAST A DISTANCE OF 25.25 FEET TO A POINT ON THE SOUTH LINE OF THE NORTH 371.05 FEET OF THE NORTHWEST 1/4 OF THE NORTHWEST 1/4 OF SAID SECTION 9; THENCE RUN SOUTH $89^{\circ}38'03''$ WEST ALONG SAID SOUTH LINE A DISTANCE OF 50.50 FEET; THENCE DEPARTING SAID SOUTH LINE RUN NORTH $08^{\circ}27'06''$ WEST A DISTANCE OF 259.84 FEET TO A POINT ON A CURVE CONCAVE WESTERLY HAVING A RADIUS OF 15148.87 FEET AND A CHORD BEARING OF NORTH $09^{\circ}36'23''$ WEST; THENCE RUN NORTHERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF $00^{\circ}26'10''$ A DISTANCE OF 115.29 FEET TO THE POINT OF BEGINNING.

CONTAINING 18754 SQUARE FEET, MORE OR LESS.

SEP 07 1987

Section 4:
County:
Interest:

97770-2302
Seminole
Access Easement

DISC: EASTERN BELTWAY

BB045.10

PARCEL 801

A 50.00 FOOT WIDE ACCESS EASEMENT LYING IN THAT PART OF THE SOUTHWEST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 4, TOWNSHIP 21 SOUTH, RANGE 31 EAST, SEMINOLE COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT A 2" IRON PIPE MARKING THE SOUTHWEST CORNER OF THE SOUTHWEST 1/4 OF SAID SECTION 4; THENCE RUN NORTH $89^{\circ}38'03''$ EAST ALONG THE SOUTH LINE OF THE SOUTHWEST 1/4 OF SAID SECTION 4 A DISTANCE OF 804.12 FEET FOR A POINT OF BEGINNING, SAID POINT BEING A POINT ON A CURVE CONCAVE WESTERLY HAVING A RADIUS OF 15148.87 FEET AND A CHORD BEARING OF NORTH $10^{\circ}05'22''$ WEST; THENCE DEPARTING SAID SOUTH LINE RUN NORTHERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF $00^{\circ}31'49''$ A DISTANCE OF 140.22 FEET TO THE POINT OF COMPOUND CURVATURE OF A CURVE CONCAVE WESTERLY HAVING A RADIUS OF 3689.72 FEET AND A CHORD BEARING OF NORTH $10^{\circ}47'31''$ WEST; THENCE RUN NORTHERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF $00^{\circ}52'29''$ A DISTANCE OF 56.32 FEET TO A POINT ON THE SOUTH LINE OF A 50.00 FOOT WIDE ROAD AND DRAINAGE EASEMENT AS RECORDED IN OFFICIAL RECORDS BOOK 734, PAGE 368 OF THE PUBLIC RECORDS OF SEMINOLE COUNTY, FLORIDA; THENCE DEPARTING SAID CURVE RUN NORTH $89^{\circ}38'03''$ EAST ALONG SAID SOUTH LINE A DISTANCE OF 50.90 FEET TO A POINT ON A CURVE CONCAVE WESTERLY HAVING A RADIUS OF 3739.72 FEET AND A CHORD BEARING OF SOUTH $10^{\circ}43'07''$ EAST; THENCE DEPARTING SAID SOUTH LINE RUN SOUTHERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF $00^{\circ}43'39''$ A DISTANCE OF 47.49 FEET TO A POINT OF COMPOUND CURVATURE OF A CURVE CONCAVE WESTERLY HAVING A RADIUS OF 15198.87 FEET AND A CHORD BEARING OF SOUTH $10^{\circ}04'26''$ EAST; THENCE RUN SOUTHERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF $00^{\circ}33'42''$ A DISTANCE OF 149.02 FEET TO A POINT ON THE AFORESAID SOUTH LINE OF THE SOUTHWEST 1/4 OF SAID SECTION 4; THENCE DEPARTING SAID CURVE RUN SOUTH $89^{\circ}38'03''$ WEST ALONG SAID SOUTH LINE A DISTANCE OF 50.69 FEET TO THE POINT OF BEGINNING.

CONTAINING 9826 SQUARE FEET, MORE OF LESS.

Section #:

9770-2302

County:

Seminole

Interest:

Access Easement

DISC: EASTERN BELTWAY

88045.10

PARCEL 802

A 50.00 FOOT ACCESS EASEMENT LYING IN THAT PART OF THE NORTH 435.60 FEET OF THE SOUTH 897.00 FEET OF THE WEST 675.00 FEET OF THE WEST 1/2 OF THE SOUTHWEST 1/4 OF SECTION 4, TOWNSHIP 21 SOUTH, RANGE 31 EAST, SEMINOLE COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT A 2" IRON PIPE MARKING THE SOUTHWEST CORNER OF THE SOUTHWEST 1/4 OF SAID SECTION 4; THENCE RUN NORTH $00^{\circ}41'23''$ WEST ALONG THE WEST LINE OF THE SOUTHWEST 1/4 OF SAID SECTION 4 A DISTANCE OF 897.02 FEET TO THE NORTHWEST CORNER OF THE SOUTH 897.00 FEET OF THE WEST 1/2 OF THE SOUTHWEST 1/4 OF SAID SECTION 4; THENCE DEPARTING SAID WEST LINE RUN NORTH $89^{\circ}38'03''$ EAST ALONG THE NORTH LINE OF SAID SOUTH 897.00 FEET A DISTANCE OF 566.01 FEET FOR A POINT OF BEGINNING; THENCE CONTINUE NORTH $89^{\circ}38'03''$ EAST ALONG SAID NORTH LINE A DISTANCE OF 53.97 FEET TO A POINT ON A CURVE CONCAVE WESTERLY HAVING A RADIUS OF 3739.72 FEET AND A CHORD BEARING OF SOUTH $21^{\circ}41'20''$ EAST; THENCE DEPARTING SAID NORTH LINE RUN SOUTHERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF $01^{\circ}17'02''$ A DISTANCE OF 83.80 FEET TO THE WEST LINE OF A ROAD AND DRAINAGE EASEMENT RECORDED IN OFFICIAL RECORD BOOK 1583, PAGE 659 OF THE PUBLIC RECORDS OF SEMINOLE COUNTY, FLORIDA; THENCE RUN SOUTH $00^{\circ}41'23''$ EAST ALONG SAID WEST LINE A DISTANCE OF 151.60 FEET TO A POINT ON A CURVE CONCAVE WESTERLY HAVING A RADIUS OF 3689.72 FEET AND A CHORD BEARING OF NORTH $20^{\circ}44'30''$ WEST; THENCE DEPARTING SAID WEST LINE RUN NORTHERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF $03^{\circ}48'18''$ A DISTANCE OF 245.04 FEET TO THE POINT OF BEGINNING.

CONTAINING 8155 SQUARE FEET, MORE OR LESS.

SEP 07 1991

Section #:
County:
Interest:

9770-2302
Seminole
50' Access Easement

DISC: EASTERN BELTWAY

88045.10

PARCEL 803

A 50.00 FOOT ACCESS EASEMENT LYING IN THAT PART OF THE NORTH 460.60 FEET OF THE SOUTH 1357.60 FEET OF THE WEST 675.00 FEET OF THE WEST 1/2 OF THE SOUTHWEST 1/4 OF SECTION 4, TOWNSHIP 21 SOUTH, RANGE 31 EAST, SEMINOLE COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT A 2" IRON PIPE MARKING THE SOUTHWEST CORNER OF THE SOUTHWEST 1/4 OF SAID SECTION 4; THENCE RUN NORTH $00^{\circ}41'23''$ WEST ALONG THE WEST LINE OF THE SOUTHWEST 1/4 OF SAID SECTION 4 A DISTANCE OF 1357.63 FEET TO A POINT ON THE NORTH LINE OF THE SOUTH 1357.60 FEET OF THE WEST 1/2 OF THE SOUTHWEST 1/4 OF SAID SECTION 4; THENCE DEPARTING SAID WEST LINE RUN NORTH $89^{\circ}38'03''$ EAST ALONG SAID NORTH LINE A DISTANCE OF 368.06 FEET FOR A POINT OF BEGINNING; THENCE CONTINUE NORTH $89^{\circ}38'03''$ EAST ALONG SAID NORTH LINE A DISTANCE OF 54.58 FEET; THENCE DEPARTING SAID NORTH LINE RUN SOUTH $24^{\circ}00'57''$ EAST A DISTANCE OF 392.15 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE WESTERLY HAVING A RADIUS OF 3739.72 FEET; THENCE RUN SOUTHERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF $01^{\circ}41'06''$ A DISTANCE OF 109.98 FEET TO THE SOUTH LINE OF THE NORTH 460.60 FEET OF THE SOUTH 1357.60 FEET OF THE WEST 675.00 FEET OF THE WEST 1/2 OF THE SOUTHWEST 1/4 OF SAID SECTION 4; THENCE RUN SOUTH $89^{\circ}38'03''$ WEST ALONG SAID SOUTH LINE A DISTANCE OF 53.97 FEET TO A POINT ON A CURVE CONCAVE WESTERLY HAVING A RADIUS OF 3689.72 FEET AND A CHORD BEARING OF NORTH $23^{\circ}19'48''$ WEST; THENCE DEPARTING SAID SOUTH LINE RUN NORTHERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF $01^{\circ}22'18''$ A DISTANCE OF 88.33 FEET TO THE POINT OF TANGENCY; THENCE RUN NORTH $24^{\circ}00'57''$ WEST A DISTANCE OF 414.05 FEET TO THE POINT OF BEGINNING.

CONTAINING 0.577 ACRES MORE OR LESS.

GOOD FAITH ESTIMATE: # 11,700

Access Easement

DISC: EASTERN BELTWAY

82045.10

PARCEL 804

A 50.00 ACCESS EASEMENT LYING IN THAT PART OF THE WEST 1/2 OF THE SOUTHWEST 1/4 OF SECTION 4, TOWNSHIP 21 SOUTH, RANGE 31 EAST, SEMINOLE COUNTY, FLORIDA, LYING SOUTH OF S.R. 434 AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT A 2" IRON PIPE MARKING THE SOUTHWEST CORNER OF THE SOUTHWEST 1/4 OF SAID SECTION 4; THENCE RUN NORTH $00^{\circ}41'23''$ WEST ALONG THE WEST LINE OF THE SOUTHWEST 1/4 OF SAID SECTION 4 A DISTANCE OF 1958.27 FEET TO A POINT ON THE SOUTHERLY RIGHT-OF-WAY LINE OF S.R. 434 ACCORDING TO F.D.O.T. MAINTENANCE MAP SECTION 77070; THENCE DEPARTING SAID WEST LINE RUN NORTH $89^{\circ}44'18''$ EAST ALONG SAID SOUTHERLY RIGHT-OF-WAY LINE A DISTANCE OF 300.01 FEET TO A POINT ON THE WEST LINE OF THE EAST 100.00 FEET OF THE WEST 400.00 FEET OF THE WEST 1/2 OF THE SOUTHWEST 1/4 OF SAID SECTION 4; THENCE RUN SOUTH $00^{\circ}41'23''$ EAST ALONG SAID WEST LINE A DISTANCE OF 316.41 FEET FOR A POINT OF BEGINNING; THENCE DEPARTING SAID WEST LINE RUN SOUTH $24^{\circ}00'57''$ EAST A DISTANCE OF 309.71 FEET TO A POINT ON THE NORTH LINE OF THE SOUTH 1357.60 FEET OF THE WEST 1/2 OF THE SOUTHWEST 1/4 OF SAID SECTION 4; THENCE RUN SOUTH $89^{\circ}38'03''$ WEST ALONG SAID NORTH LINE A DISTANCE OF 54.58 FEET; THENCE DEPARTING SAID NORTH LINE RUN NORTH $24^{\circ}00'57''$ WEST A DISTANCE OF 265.06 FEET TO A POINT ON THE NORTH LINE OF THE SOUTH 1600.40 FEET OF THE WEST 1/2 OF THE SOUTHWEST 1/4 OF SAID SECTION 4; THENCE RUN NORTH $89^{\circ}38'03''$ EAST ALONG SAID NORTH LINE A DISTANCE OF 36.91 FEET TO THE AFORESAID WEST LINE OF THE EAST 100.00 FEET OF THE WEST 400.00 FEET OF THE WEST 1/2 OF THE SOUTHWEST 1/4 OF SAID SECTION 4; THENCE RUN NORTH $00^{\circ}41'23''$ WEST ALONG SAID WEST LINE A DISTANCE OF 40.90 FEET TO THE POINT OF BEGINNING;

CONTAINING 13615 SQUARE FEET, MORE OR LESS.

DISC- EASTERN BELTWAY

88045.10

PARCEL 805

A 50.00 FOOT ACCESS EASEMENT LYING IN THAT PART OF THE EAST 100.00 FEET OF THE WEST 300.00 FEET OF THE WEST 1/2 OF THE SOUTHWEST 1/4 OF SECTION 4, TOWNSHIP 21 SOUTH, RANGE 31 EAST, SEMINOLE COUNTY, FLORIDA, LYING SOUTH OF S.R. 434 AND LESS THE SOUTH 1600.40 FEET THEREOF, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT A 2" IRON PIPE MARKING THE SOUTHWEST CORNER OF THE SOUTHWEST 1/4 OF SAID SECTION 4; THENCE RUN NORTH $00^{\circ}41'23''$ WEST ALONG THE WEST LINE OF THE SOUTHWEST 1/4 OF SAID SECTION 4 A DISTANCE OF 1958.27 FEET TO A POINT ON THE SOUTHERLY RIGHT-OF-WAY LINE OF SAID S.R. 434 ACCORDING TO F.D.O.T. MAINTENANCE MAP SECTION 77070; THENCE DEPARTING SAID WEST LINE RUN NORTH $89^{\circ}44'18''$ EAST ALONG SAID SOUTHERLY RIGHT-OF-WAY LINE A DISTANCE OF 200.01 FEET TO THE WEST LINE OF THE EAST 100.00 FEET OF THE WEST 300.00 FEET OF THE WEST 1/2 OF THE SOUTHWEST 1/4 OF SAID SECTION 4; THENCE DEPARTING SAID SOUTHERLY RIGHT-OF-WAY LINE RUN SOUTH $00^{\circ}41'23''$ EAST ALONG SAID WEST LINE A DISTANCE OF 155.20 FEET FOR A POINT OF BEGINNING, SAID POINT BEING A POINT ON A CURVE CONCAVE SOUTHWESTERLY HAVING A RADIUS OF 158.73 FEET AND A CHORD BEARING OF SOUTH $41^{\circ}11'46''$ EAST; THENCE DEPARTING SAID WEST LINE RUN SOUTHEASTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF $34^{\circ}21'37''$ A DISTANCE OF 95.19 FEET TO THE POINT OF TANGENCY; THENCE RUN SOUTH $24^{\circ}00'57''$ EAST TANGENT TO SAID CURVE A DISTANCE OF 98.72 FEET TO THE EAST LINE OF THE EAST 100.00 FEET OF THE WEST 300.00 FEET OF THE WEST 1/2 OF THE SOUTHWEST 1/4 OF SAID SECTION 4; THENCE RUN SOUTH $00^{\circ}41'23''$ EAST ALONG SAID EAST LINE A DISTANCE OF 40.90 FEET TO THE NORTH LINE OF THE SOUTH 1600.40 FEET OF THE WEST 1/2 OF THE SOUTHWEST 1/4 OF SAID SECTION 4; THENCE RUN SOUTH $89^{\circ}38'03''$ WEST ALONG SAID NORTH LINE A DISTANCE OF 36.91 FEET; THENCE DEPARTING SAID NORTH LINE RUN NORTH $24^{\circ}00'57''$ WEST A DISTANCE OF 121.47 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE SOUTHWESTERLY HAVING A RADIUS OF 108.73 FEET; THENCE RUN NORTHWESTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF $15^{\circ}22'50''$ A DISTANCE OF 29.19 FEET TO A POINT ON THE AFORESAID WEST LINE OF THE EAST 100.00 FEET OF THE WEST 300.00 FEET OF THE WEST 1/2 OF THE SOUTHWEST 1/4 OF SAID SECTION 4; THENCE DEPARTING SAID CURVE RUN NORTH $00^{\circ}41'23''$ WEST ALONG SAID WEST LINE A DISTANCE OF 66.16 FEET TO THE POINT OF BEGINNING.

CONTAINING 9421 SQUARE FEET, MORE OR LESS.

GOOD FAITH ESTIMATE OF VALUE \$39,300.00

SEP 07 1991

DISC: EASTERN BELTWAY

88045.10

PARCEL 806

A 50.00 FOOT ACCESS EASEMENT LYING IN THAT PART OF THE EAST 100.00 FEET OF THE WEST 200.00 FEET OF THE WEST 1/2 OF THE SOUTHWEST 1/4 OF SECTION 4, TOWNSHIP 21 SOUTH, RANGE 31 EAST, SEMINOLE COUNTY, FLORIDA, LYING SOUTH OF S.R. 434 AND LESS THE SOUTH 1600.40 FEET THEREOF, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT A 2" IRON PIPE MARKING THE SOUTHWEST CORNER OF THE SOUTHWEST 1/4 OF SAID SECTION 4; THENCE RUN NORTH $00^{\circ}41'23''$ WEST ALONG THE WEST LINE OF THE SOUTHWEST 1/4 OF SAID SECTION 4 A DISTANCE OF 1958.27 FEET TO A POINT ON THE SOUTHERLY RIGHT-OF-WAY LINE OF SAID S.R. 434 ACCORDING TO F.D.O.T. MAINTENANCE MAP SECTION 77070; THENCE DEPARTING SAID WEST LINE RUN NORTH $89^{\circ}44'18''$ EAST ALONG SAID SOUTHERLY RIGHT-OF-WAY LINE A DISTANCE OF 100.01 FEET TO THE WEST LINE OF THE EAST 100.00 FEET OF THE WEST 200.00 FEET OF THE WEST 1/2 OF THE SOUTHWEST 1/4 OF SAID SECTION 4; THENCE DEPARTING SAID SOUTHERLY RIGHT-OF-WAY LINE RUN SOUTH $00^{\circ}41'23''$ EAST ALONG SAID WEST LINE A DISTANCE OF 125.99 FEET FOR A POINT OF BEGINNING; THENCE RUN SOUTH $80^{\circ}21'30''$ EAST A DISTANCE OF 44.33 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE SOUTHERLY HAVING A RADIUS OF 158.73 FEET; THENCE RUN EASTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF $21^{\circ}58'56''$ A DISTANCE OF 60.90 FEET TO THE EAST LINE OF THE EAST 100.00 FEET OF THE WEST 200.00 FEET OF THE WEST 1/2 OF THE SOUTHWEST 1/4 OF SAID SECTION 4; THENCE RUN SOUTH $00^{\circ}41'23''$ EAST ALONG SAID EAST LINE A DISTANCE OF 66.16 FEET TO A POINT ON A CURVE CONCAVE SOUTHERLY HAVING A RADIUS OF 108.73 FEET AND A CHORD BEARING OF NORTH $59^{\circ}52'38''$ WEST; THENCE DEPARTING SAID EAST LINE RUN NORTHWESTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF $40^{\circ}57'42''$ A DISTANCE OF 77.74 FEET TO THE POINT OF TANGENCY; THENCE RUN NORTH $80^{\circ}21'30''$ WEST A DISTANCE OF 35.22 FEET TO THE AFORESAID WEST LINE OF THE EAST 100.00 FEET OF THE WEST 200.00 FEET OF THE WEST 1/2 OF THE SOUTHWEST 1/4 OF SAID SECTION 4; THENCE RUN NORTH $00^{\circ}41'23''$ WEST ALONG SAID WEST LINE A DISTANCE OF 60.82 FEET TO THE POINT OF BEGINNING.

CONTAINING 5403 SQUARE FEET, MORE OR LESS.

DISC: EASTERN BELTWAY

09045.10

PARCEL 807

A 50.00 FOOT ACCESS EASEMENT LYING IN THAT PART OF THE WEST 100.00 FEET OF THE WEST 1/2 OF THE SOUTHWEST 1/4 OF SECTION 4, TOWNSHIP 21 SOUTH, RANGE 31 EAST, SEMINOLE COUNTY, FLORIDA, LYING SOUTH OF S.R. 434 AND LESS THE SOUTH 1600.40 FEET THEREOF, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT A 2" IRON PIPE MARKING THE SOUTHWEST CORNER OF THE SOUTHWEST 1/4 OF SAID SECTION 4; THENCE RUN NORTH $00^{\circ}41'23''$ WEST ALONG THE WEST LINE OF THE SOUTHWEST 1/4 OF SAID SECTION 4 A DISTANCE OF 1849.77 FEET FOR A POINT OF BEGINNING; THENCE DEPARTING SAID WEST LINE RUN SOUTH $80^{\circ}21'30''$ EAST A DISTANCE OF 101.65 FEET TO A POINT ON THE EAST LINE OF THE WEST 100.00 FEET OF THE WEST 1/2 OF THE SOUTHWEST 1/4 OF SAID SECTION 4; THENCE RUN SOUTH $00^{\circ}41'23''$ EAST ALONG SAID EAST LINE A DISTANCE OF 50.82 FEET; THENCE DEPARTING SAID EAST LINE RUN NORTH $80^{\circ}21'30''$ WEST A DISTANCE OF 101.65 FEET TO A POINT ON THE AFORESAID WEST LINE OF THE SOUTHWEST 1/4 OF SAID SECTION 4; THENCE RUN NORTH $00^{\circ}41'23''$ WEST ALONG SAID WEST LINE A DISTANCE OF 50.82 FEET TO THE POINT OF BEGINNING.

CONTAINING 5082 SQUARE FEET, MORE OR LESS.

Interest:

Access Easement

DISC: EASTERN BELTWAY

88045.10

PARCEL 808 (ACCESS EASEMENT)

A PART OF GOVERNMENT LOT 1, SECTION 5, TOWNSHIP 21 SOUTH RANGE 31 EAST, SEMINOLE COUNTY, FLORIDA, LYING SOUTH OF S.R. 434 AND EAST OF THE C.S.X. RAILROAD (100' R/W), AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT A 2" IRON PIPE MARKING THE SOUTHEAST CORNER OF SAID SECTION 5; THENCE RUN NORTH $00^{\circ}41'23''$ WEST ALONG THE EAST LINE OF SAID SECTION 5 AND SAID GOVERNMENT LOT 1 A DISTANCE OF 1798.95 FEET FOR A POINT OF BEGINNING; THENCE DEPARTING SAID EAST LINE RUN NORTH $81^{\circ}05'00''$ WEST A DISTANCE OF 131.80 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE SOUTHERLY HAVING A RADIUS OF 213.73 FEET; THENCE RUN WESTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF $04^{\circ}13'46''$ A DISTANCE OF 15.78 FEET TO A POINT ON THE EASTERLY RIGHT-OF-WAY LINE OF SAID C.S.X. RAILROAD; THENCE DEPARTING SAID CURVE RUN NORTH $05^{\circ}30'47''$ EAST ALONG SAID EASTERLY RIGHT-OF-WAY LINE A DISTANCE OF 52.59 FEET; THENCE DEPARTING SAID EASTERLY RIGHT-OF-WAY LINE RUN SOUTH $80^{\circ}21'30''$ EAST A DISTANCE OF 142.21 FEET TO A POINT ON THE AFORESAID EAST LINE OF SECTION 5 AND GOVERNMENT LOT 1; THENCE RUN SOUTH $00^{\circ}41'23''$ EAST ALONG SAID EAST LINE A DISTANCE OF 50.82 FEET TO THE POINT OF BEGINNING.

CONTAINING 7391 SQUARE FEET, MORE OR LESS.

AND ALSO;

A PART OF GOVERNMENT LOT 1, SECTION 5, TOWNSHIP 21 SOUTH, RANGE 31 EAST, SEMINOLE COUNTY, FLORIDA, LYING SOUTH OF S.R. 434, WEST OF THE C.S.X. RAILROAD (100' R/W) AND EAST OF THE PHILLIP R. YOUNG GRANT ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 1, PAGE 35 OF THE PUBLIC RECORDS OF SEMINOLE COUNTY, FLORIDA, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE SOUTHEAST CORNER OF SAID SECTION 5; THENCE RUN NORTH $00^{\circ}41'23''$ WEST ALONG THE EAST LINE OF SAID SECTION 5 AND SAID GOVERNMENT LOT 1 A DISTANCE OF 1958.27 FEET TO A POINT ON THE SOUTHERLY RIGHT-OF-WAY LINE OF S.R. 434 ACCORDING TO FLORIDA DEPARTMENT OF TRANSPORTATION MAINTENANCE MAP SECTION 77070; THENCE DEPARTING SAID EAST LINE RUN SOUTH $89^{\circ}34'03''$ WEST ALONG SAID SOUTHERLY RIGHT-OF-WAY LINE A DISTANCE OF 231.37 FEET TO A POINT ON THE WESTERLY RIGHT-OF-WAY LINE OF SAID C.S.X. RAILROAD; THENCE DEPARTING SAID SOUTHERLY RIGHT-OF-WAY LINE RUN SOUTH $05^{\circ}30'47''$ WEST ALONG SAID WESTERLY RIGHT-OF-WAY LINE A DISTANCE OF 66.44 FEET FOR A POINT OF BEGINNING; THENCE CONTINUE SOUTH $05^{\circ}30'47''$ WEST ALONG SAID WESTERLY RIGHT-OF-WAY LINE A DISTANCE OF 85.88 FEET; THENCE DEPARTING SAID WESTERLY RIGHT-OF-WAY LINE RUN SOUTH $70^{\circ}00'00''$ WEST A DISTANCE OF 47.79 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE NORTHERLY HAVING A RADIUS OF 75.00 FEET; THENCE RUN WESTERLY, NORTHWESTERLY, AND NORTHERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF $109^{\circ}17'33''$ A DISTANCE OF 143.06 FEET TO THE POINT OF TANGENCY; THENCE RUN NORTH $00^{\circ}42'27''$ EAST TANGENT TO SAID CURVE A DISTANCE OF 44.00 FEET; THENCE RUN SOUTH $89^{\circ}17'33''$ WEST A DISTANCE OF 79.61 FEET; THENCE RUN SOUTH $80^{\circ}21'30''$ EAST A DISTANCE OF 75.82 FEET TO THE POINT OF BEGINNING.

CONTAINING 15469 SQUARE FEET, MORE OR LESS.

CONTAINING A TOTAL OF 0.525 ACRES. MORE OR LESS.

Description of
permanent access easement at: Winter Springs, Florida
To: Florida Department of Transportation
CSXT Deed File No.: 95357-BJ

BOOK 2298 PAGE 1659
SEMINOLE CO. FL.

PARCEL 809

A PART OF THE C.S.X. RAILROAD (100' R/W) LYING IN GOVERNMENT LOT 1, SECTION 5, TOWNSHIP 21 SOUTH, RANGE 31 EAST, SEMINOLE COUNTY, FLORIDA, SOUTH OF S.R. 434 AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT A 2" IRON PIPE MARKING THE SOUTHEAST CORNER OF SAID SECTION 5; THENCE RUN NORTH $00^{\circ}41'23''$ WEST ALONG THE EAST LINE OF SAID SECTION 5 AND SAID GOVERNMENT LOT 1 A DISTANCE OF 1958.27 FEET TO A POINT ON THE SOUTHERLY RIGHT-OF-WAY LINE OF S.R. 434 ACCORDING TO FLORIDA DEPARTMENT OF TRANSPORTATION MAINTENANCE MAP SECTION 77070; THENCE DEPARTING SAID EAST LINE RUN SOUTH $89^{\circ}34'03''$ WEST ALONG SAID SOUTHERLY RIGHT-OF-WAY LINE A DISTANCE OF 130.83 FEET TO A POINT ON THE EASTERLY RIGHT-OF-WAY LINE OF SAID C.S.X. RAILROAD; THENCE DEPARTING SAID SOUTHERLY RIGHT-OF-WAY LINE RUN SOUTH $05^{\circ}30'47''$ WEST ALONG SAID EASTERLY RIGHT-OF-WAY LINE A DISTANCE OF 84.08 FEET FOR A POINT OF BEGINNING; THENCE CONTINUE SOUTH $05^{\circ}30'47''$ WEST ALONG SAID EASTERLY RIGHT-OF-WAY LINE A DISTANCE OF 52.59 FEET TO A POINT ON A CURVE CONCAVE SOUTHERLY HAVING A RADIUS OF 213.73 FEET AND A CHORD BEARING OF SOUTH $82^{\circ}20'37''$ WEST; THENCE DEPARTING SAID EASTERLY RIGHT-OF-WAY LINE RUN WESTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF $21^{\circ}41'14''$ A DISTANCE OF 92.09 FEET TO THE POINT OF TANGENCY; THENCE RUN SOUTH $70^{\circ}00'00''$ WEST TANGENT TO SAID CURVE A DISTANCE OF 12.12 FEET TO A POINT ON THE WESTERLY RIGHT-OF-WAY LINE OF SAID C.S.X. RAILROAD; THENCE RUN NORTH $05^{\circ}30'47''$ EAST ALONG SAID WESTERLY RIGHT-OF-WAY LINE A DISTANCE OF 85.88 FEET; THENCE DEPARTING SAID WESTERLY RIGHT-OF-WAY LINE RUN SOUTH $80^{\circ}21'30''$ EAST A DISTANCE OF 100.26 FEET TO THE POINT OF BEGINNING.

CONTAINING 6503 SQUARE FEET, MORE OR LESS.